

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Brian Murray
SLW DESIGNS
255 Copsterhill Road
Oldham
OL8 3DE

On Behalf Of:

Mr J Kerridge
23 Dumers Chase
Radcliffe
Manchester
M26 2TH

PART 1 - Particulars of Application

Application Number: 67686

Date of Registration: 20/10/2021

Proposal:

Porch at front, erection of detached garage at side and conversion of existing garage to habitable room

Location:

23 Dumers Chase, Radcliffe, M26 2TH

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered Location Plan, Existing Site Plan and Proposed Site Plan received 20th October 2021, SLW/JK/03 and SLW/JK/04 received 25th November 2021 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The widened driveway in a porous/permeable material indicated on approved plan reference SLW/JK/04 shall be implemented prior to the development hereby approved being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and provide adequate access arrangements to the proposed garage pursuant to UDP Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

Statement in accordance with Article 35(2) Town and Country Planning (Development

Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Location Plan, Existing Site Plan and Proposed Site Plan received 20th October 2021, SLW/JK/03 and SLW/JK/04 received 25th November 2021.

NOTES TO APPLICANT

1. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of any works required to construct the proposed garage that could affect the stability of the existing retaining structure located adjacent to the adopted highway, prior to works commencing.

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 08/12/2021